









# Warford Oaks, Warford Hall Drive

Alderley Edge, Cheshire

Captivating former school house from the late 1930s set in a semi-rural oasis. 4-bed semi-detached with over 2400 sq ft of flexible living space, flooded with natural light. Expansive plot with far-reaching views, potential for extension, and close to amenities in Alderley Edge and Knutsford. A unique blend of character, space, and potential for exceptional living.

Council Tax band: F

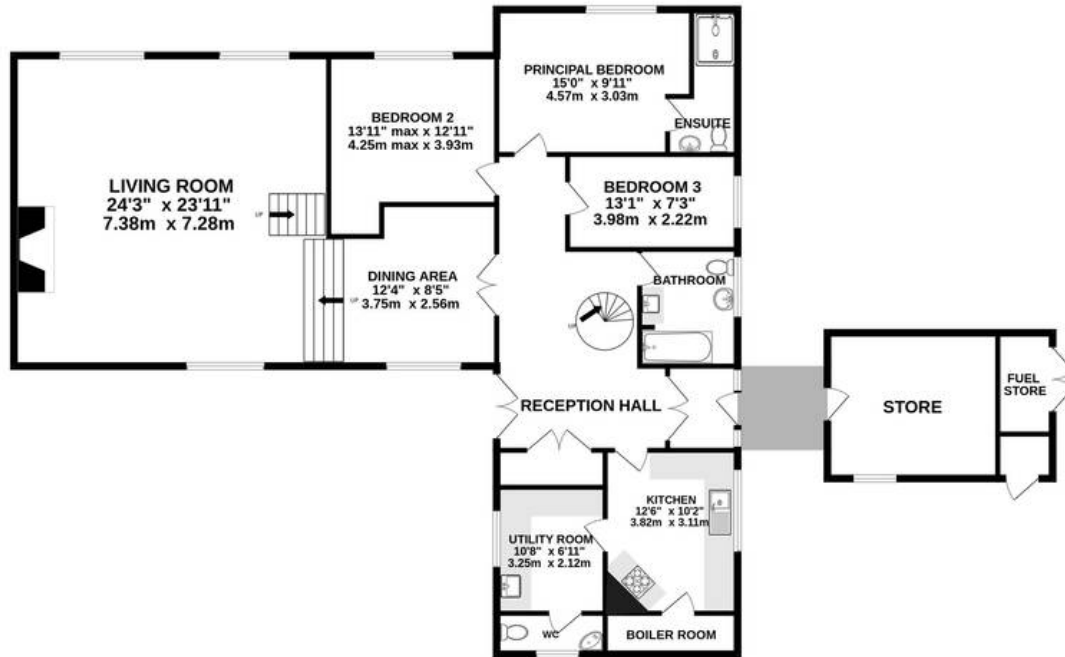
Tenure: Freehold

EPC Energy Efficiency Rating: E

- Wonderfully light and spacious accommodation with great flexibility and potential
- More than 2400 square feet of accommodation with potential for extension, subject to planning
- A substantial plot with a selection of mature foliage and stunning far-reaching views
- Semi-rural feeling location just five minutes from Alderley Edge and 10 minutes from Knutsford
- Four generously proportioned bedrooms and two bathrooms with good flexibility
- An unique semi-detached home, formerly a school house believed to be built in the late 1930's



**GROUND FLOOR**  
1916 sq.ft. (178.0 sq.m.) approx.



**1ST FLOOR**  
536 sq.ft. (49.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2452 sq.ft. (227.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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